021.0	0003	0010.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	663,500 /	663,500
					USE VALUE:	663,500 /	663,500
					ASSESSED:	663,500 /	663,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
271		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARMON PAUL
Owner 2:	
Owner 3:	
Street 1:	271 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MIANO DOROTHY/ ESTATE -
Owner 2:	-
Street 1:	271 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,197 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Vinyl Exterior and 1296 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8197.000	184,000		479,500	663,500
Total Card	0.188	184,000		479,500	663,500
Total Parcel	0.188	184,000		479,500	663,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.96 | /Parcel: 511.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 14380

GIS Ref

GIS Ref

Insp Date 04/05/18

!1824!

PREVIOUS ASSESSMENT

Parcel ID 021.0-0003-0010.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	184,200	0	8,197.	479,500	663,700	663,700	Year End Roll	12/18/2019
2019	101	FV	163,100	0	8,197.	509,400	672,500	672,500	Year End Roll	1/3/2019
2018	101	FV	163,100	0	8,197.	371,600	534,700	534,700	Year End Roll	12/20/2017
2017	101	FV	189,000	0	8,197.	323,600	512,600	512,600	Year End Roll	1/3/2017
2016	101	FV	189,000	0	8,197.	275,700	464,700	464,700	Year End	1/4/2016
2015	101	FV	177,600	0	8,197.	269,700	447,300	447,300	Year End Roll	12/11/2014
2014	101	FV	177,600	0	8,197.	221,700	399,300	399,300	Year End Roll	12/16/2013
2013	101	FV	177,600	0	8,197.	211,000	388,600	388,600		12/13/2012

PRINT

Date	Time
12/10/20	17:22:56

LAST REV

Date	Time
12/17/19	10:11:31

danam

1824

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MIANO DOROTHY/	71561-544		8/31/2018	Estate/Div	560,000	No	No		
MIANO DOROTHY M	50980-458		4/2/2008	Family	1	No	No		Dorothy Miano dod 10/19/2017
	11225-441		10/4/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2019	839	Heat App	10,254	C				
5/22/2019	698	Solar Pa	7,807	C				
9/24/1998	670	Manual	2,675					REROOF
6/18/1992	248	Manual	6,000					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2018	MEAS&NOTICE	BS	Barbara S
3/26/2009	Meas/Inspect	189	PATRIOT
11/1/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	256	PATRIOT
8/25/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	14380
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8197		Sq. Ft.	Site		0	80.	0.73	1			Med. Tr	-10					479,454						479,500	

Total AC/HA: 0.18818 | Total SF/SM: 8197 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 479,454 | Spl Credit | Total: 479,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.88385415
Adj $ / SQ:	125.286
Other Features:	86100
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	285678
Depreciation:	101701
Depreciated Total:	183977

COMMENTS

OF=TOILET & SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

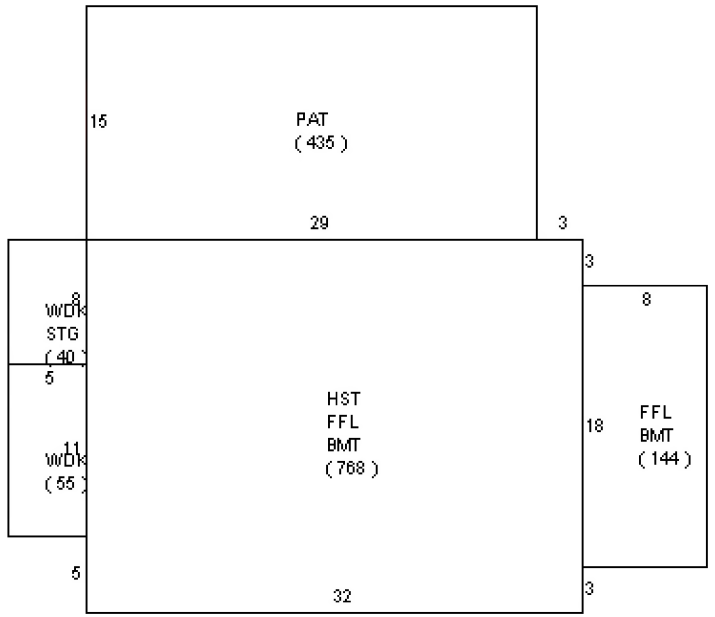
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	125.29
Special Features:	0	Val/Su Net:	66.23
Final Total:	184000	Val/Su SzAd	141.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	37.590	34,278
FFL	First Floor	912	125.290	114,261
PAT	Patio	435	2.750	1,197
HST	Half Story	384	125.290	48,110
WDK	Deck	95	14.140	1,343
STG	Storage	40	9.720	389

Net Sketched Area:	2,778			Total:	199,578
Size Ad	1296	Gross Are	3162	FinArea	1296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

021.0-0003-0010.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	P	PR	1953	0.00	T	64	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc